Karen Johnson Davidson County
Batch# 997457 DEEDWARR
04/28/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20230428-0031556

# Warranty Deed

George Ziadeh
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2023.

Notary Public

My commission expires: 7/12/2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Cyrus Thatcher Hill-Davis and Mary Katherine Sisco | New owner | 061-03-0-022.00 |
| 927 Lemont Drive | | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL CARTER AND JENNA CARTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY KATHERINE SISCO AND CYRUS THATCHER HILL-DAVIS, WIFE AND HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two, Gra-Mar Acres of record in Plat Book 2133, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eugene T. Vantrease and wife, Lori Vantrease by Warranty deed from Brian Martin and wife, Madison L. Martin of record in Instrument No. 20060503-0050895 Register's Office for Davidson County, Tennessee, dated May 01, 2006 and recorded on May 03, 2006.

Being the same property conveyed to TBKID, LLC, a Tennessee Limited Liability Company by Warranty deed from Lori Vantrease, a widow of record in Instrument No. 20220406009917 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 06, 2022.

Being the same property conveyed to Michael Carter and Jenna Carter, married by Warranty deed from TBKID, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220808-0089981 Register's Office for Davidson County, Tennessee, dated August 04, 2022 and recorded on August 08, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 927 Lemont Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2023.

Michael Carter

Jenna Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Carter and Jenna Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2023.

Notary Public

My Commission Expires: 3-3-26

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Stephen Stow, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April, 28, 2023.

Stephen Stow — 4.28.23

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County